



Weekly Permit Bulletin

August 14, 2014

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on How to I / Get involved / E-mail News. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

Notice of Decision

NOTICE OF DECISION

[Peterson Short Plat](#)

Location: 2131 140th PI SE

Neighborhood: Southeast Bellevue

File Number: 14-124731-LN

Description: Land Use approval of a proposal to subdivide a 17,522 square foot lot into two lots. The property is zoned R-5.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 28, 2014, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: March 13, 2014

Completeness Date: April 3, 2014

Notice of Application Date: April 10, 2014

Applicant: Jamie Waltier Harbour Homes, LLC
206-315-8130

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

[Somerset Short Plat](#)

Location: 15016 SE 51st St.

Neighborhood: Newcastle

File Number: 14-126585-LN

Description: Land Use approval of a proposal to subdivide a 20,527 square foot lot into two lots. The property is zoned R-3.5.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 28, 2014, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: March 13, 2014

Completeness Date: April 3, 2014

Notice of Application Date: April 10, 2014

Applicant: Todd Sherman SG Land Group,
LLC 206-909-8187

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

[Ellene's Addition Plat Amendment](#)

Location: 1617 106th Ave SE

Neighborhood: Southwest Bellevue

File Number: 14-133747-LG

Description: Land Use approval to remove a plat condition requiring a 35 foot front yard setback from the parcel addressed as 1617 106th Ave SE only.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 28, 2014, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: June 5, 2014

Completeness Date: June 30, 2014

Notice of Application Date: July 10, 2014

Applicant: Gary Upper

Applicant Contact: Gary Upper, JayMarc
Maison, 425-281-2706

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[Trend Import Auto Sales](#)

Location: 14014 NE Bel-Red Road

Neighborhood: Bel-Red

File Number: 13-135778-LA

Description: Administrative Conditional Use Permit approval to establish a used vehicle sales business. Proposal includes utilization of the existing structures on the site, including the

garage/office building and existing canopy. On-site perimeter landscaping is also included.

Approvals Required: Administrative Conditional Use Permit approval, and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: August 28, 2014, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: December 23, 2013

Completeness Date: January 23, 2014

Notice of Application Date: February 6, 2014

Applicant: Ara Manoogian & Paula Donabedian

Applicant Contact: Lee Michaelis, RW Thorpe & Associates, 206-624-6239

Planner: Laurie Tyler, 425-452-2728

Planner Email: lt Tyler@bellevuewa.gov

NOTICE OF COURTESY HEARING

[Land Use Code Amendment to create a new Part 20.25N - Camp and Conference Center \(CCC\) Land Use District](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 14-124608 AD

Description: East Bellevue Community

Council courtesy hearing to consider a Land Use Code Amendment as applicable within their jurisdiction, to amend the Land Use Code (Title 20 of the Bellevue City Code) to create a new Part 20.25N – Camp and Conference Center (CCC) Land Use District, setting forth provisions relating to applicability, review requirements, uses, dimensional requirements, landscape requirements, other development standards, and design guidelines; and providing for conformance amendments to other portions of the Land Use Code to ensure internal consistency with the new Part 20.25N.

Approvals Required: Planning Commission public hearing and recommendation to City Council; adoption of ordinance by City Council; subject to the disapproval jurisdiction of the East Bellevue Community Council

Courtesy Hearing: September 2, 2014, 6:30 PM; Lake Hills Clubhouse, 15230 Lake Hills

Boulevard, Bellevue

Date of Application: February 18, 2014

Completeness Date: February 20, 2014

Notice of Application Date: February 20, 2014

Applicant: City of Bellevue

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue Development Services Department, 425-452-2970

Planner Email: mbergstrom@bellevuewa.gov

NOTICE OF COURTESY HEARING

[Land Use Code Amendment to implement permanent regulations for recreational marijuana uses](#)

Location: City-Wide

Neighborhood: City-Wide

File Number: 14-130927 AD

Description: East Bellevue Community

Council courtesy hearing to consider a Proposed Land Use Code Amendment (LUCA) within the EBCC jurisdiction to establish permanent regulations regulating recreational marijuana producers, processors, and retailers as allowed under Initiative 502 passed by Washington voters in November 2012. The permanent regulations will replace interim regulations adopted by Ordinance No. 6133 B-1 as extended and amended by Ordinance No. 6156. On July 30, 2014, the Planning Commission held a public hearing on a range of options for the regulations. At the conclusion of the public hearing and consideration of public comment, the Planning Commission directed staff to prepare a recommendation to Council for a proposed LUCA starting with the interim ordinances, requiring the administrative conditional use process for all uses, and adding all parks in the City's GIS data to be included as a sensitive use from which the 1,000 foot separation will be required. The proposed LUCA will establish appropriate land use districts to locate recreational marijuana producers, processors, and retailers. The proposal will also include performance standards intended to mitigate the impacts related to recreational marijuana uses. The proposal will amend the general and Bel-Red use charts, add a new section to the general development requirements applicable to recreational marijuana uses, create new general development requirements for those uses, including specific

definitions, and repeal Ordinance No. 6133 B-1 (adopting the interim regulations) and Ordinance No. 6156 (extending and amending Ordinance No. 6133 B-1). The Bellevue City Council will consider the proposed LUCA in the third quarter of 2014.

Approvals Required: Adoption of ordinance by City Council; subject to the disapproval jurisdiction of the East Bellevue Community Council

Courtesy Hearing: September 2, 2014, 6:30 PM; Lake Hills Clubhouse, 15230 Lake Hills Boulevard, Bellevue

Date of Application: May 13, 2014

Completeness Date: May 29, 2014

Notice of Application Date: June 5, 2014

Applicant: City of Bellevue

Applicant Contact: Catherine A Drews, Legal Planner, City of Bellevue Development Services Department, 425-452-6134

Planner Email: cdrews@bellevuewa.gov